







- Terraced Home
- Available End of August
- Off Street Parking
- Generous Rear Garden
- Viewing Recommended
- Three Bedrooms
- Unfurnished
- Council Tax Band \*A\*
- Amenities Nearby
- Call For More Information





THREE BEDROOMS | OFF STREET PARKING | FULLY REFURBISHED THROUGHOUT

Jan Forster Estates welcome to the market this three-bedroom, terrace house on Heathfield Crescent in Cowgate with off street parking and an enclosed rear garden. Available at the end of August on an unfurnished basis.

Ideally positioned for transport links into Newcastle, Gosforth and the A1, the internal accommodation briefly comprises entrance hall, lounge, breakfasting kitchen with floor and wall units and garden access. Off the landing to the first floor there are three generous bedrooms and a three-piece family bathroom WC.

Externally there is a gated drive offering off street parking and an enclosed rear garden with patio area, ideal for alfresco entertaining.

For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

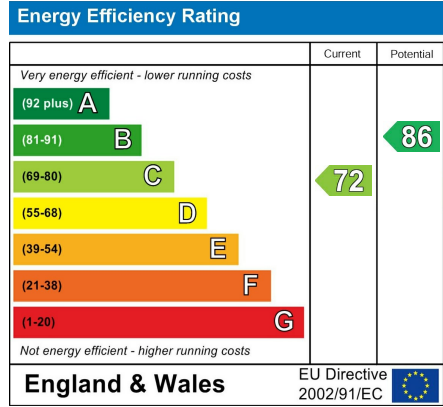
Council Tax Band \*A\*.



Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.



The difference between house and home

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